

6655 MacArthur

IRVING, TEXAS



UP TO 172,089 SF

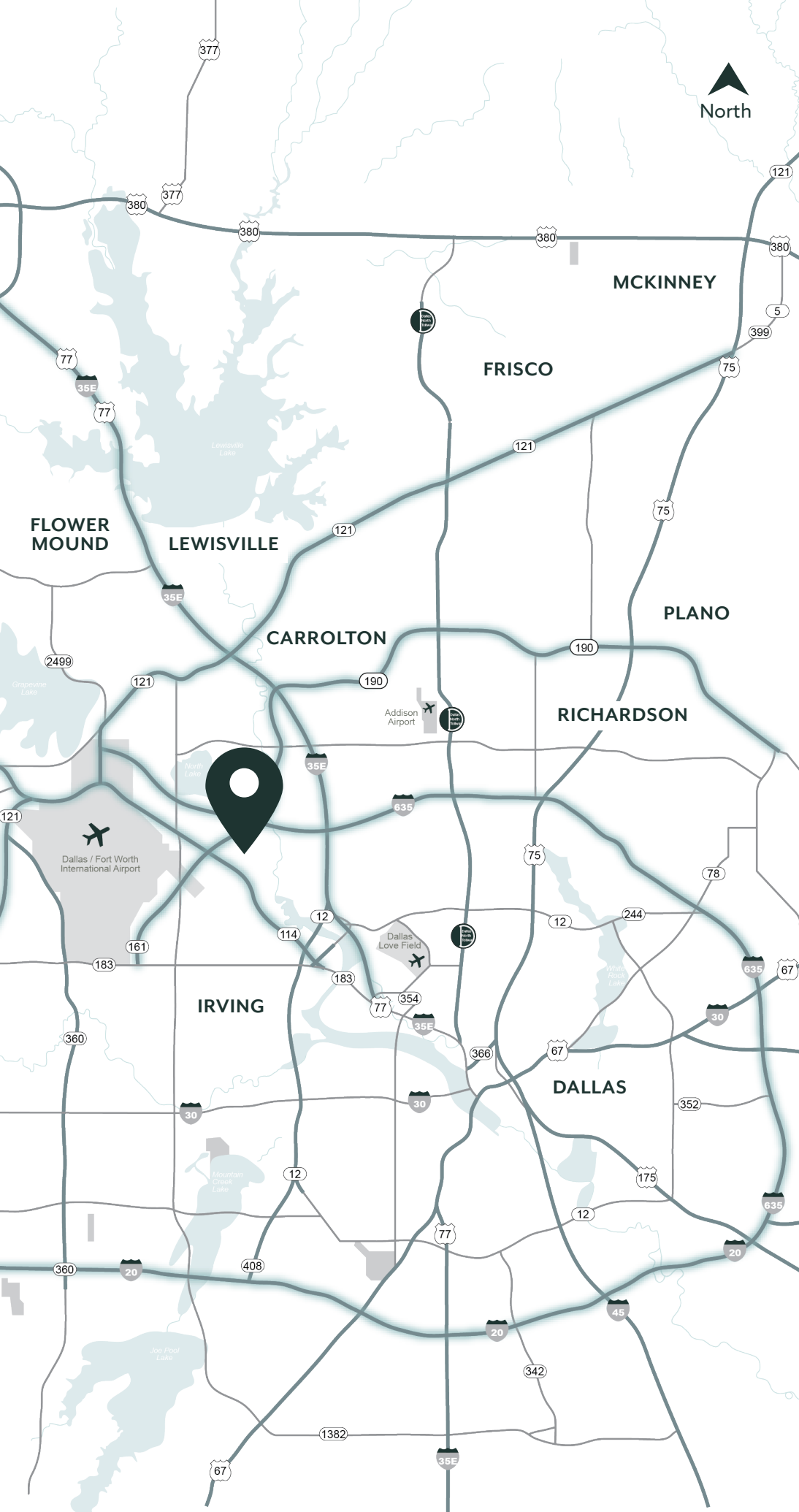
The Ultimate Urban Destination

6655 MacArthur offers companies a rare opportunity to plant their flag at the center of DFW, within one of Dallas' most sought after developments. Surrounded by a host of retail, dining and entertainment amenities, Las Colinas delivers one of the area's most dynamic tenant experiences just steps away.

Property Highlights

- **Available Space: 172,089 RSF**
- **Built in 1997 / Renovated in 2010**
- **Efficient and spacious 57,000 SF floor plates**
- **Finished ceiling height: 9 ft**
- **Parking ratio: 4/1,000 SF**
- **Tenant signage opportunities: building, monument, flagpole**
- **Stoplight access for easy access**
- **On-site DART bus stop**
- **Great walkability to Las Colinas retail, dining & hotels**
- **180-seat training room & cafe**
- **3 passenger & 2 freight elevators**
- **HVAC: 3 DDC-controlled chillers with cooling tower**
- **Backup Power: 1,000kw full backup generator, dual fed from 2 separate substations**





North

DFW AIRPORT

7
Minutes

LOVE FIELD
& PARK CITIES

20
Minutes

DALLAS CBD

20
Minutes

FORT WORTH

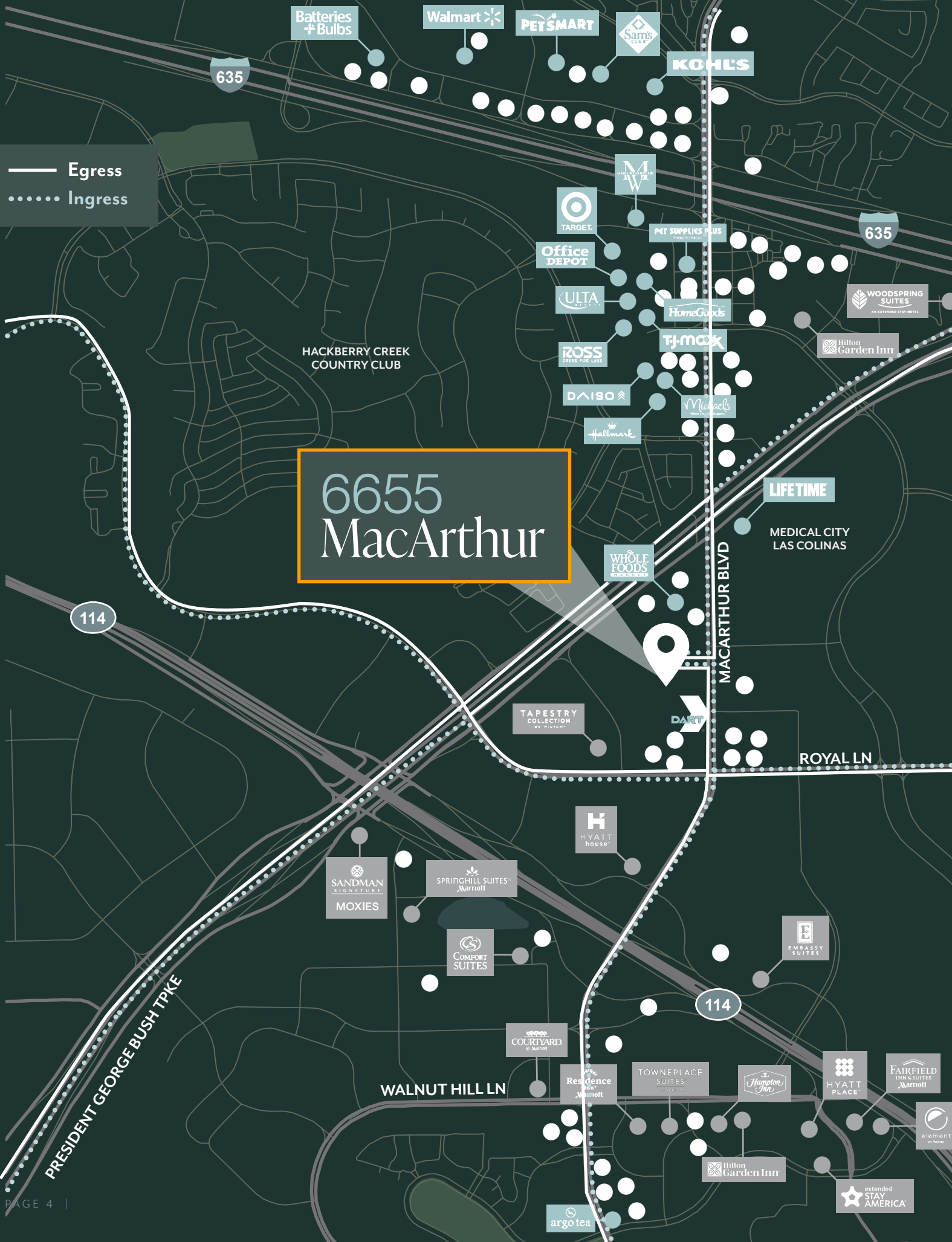
25
Minutes

FRISCO

20
Minutes

6655 MacArthur

— Egress
..... Ingress



Experience Las Colinas

A 12,000-acre, master-planned metropolis, Las Colinas features a unique blend of lakes, jogging trails and parks that weave in and out countless retail and dining options to create an exciting oasis of cultural and entertainment destinations within the heart of the thriving DFW region.

all within a 1-mile radius

74
Restaurant
Locations

16
Hotel
Locations

17
Retail
Locations

Property Aerial

DOWNTOWN DALLAS

Jamba

la Madeleine

FIVE GUYS
BURGERS and FRIES

little ★ katana

NOTHING
bundt
CAKES

BREAD
ZEPPELIN
SALADS ELEVATED

PIE FIVE PIZZA
craft pizza • so fresh • so fast

snappy salads

SINCE 1926
Jersey
Mikes
SUBS

CAVA

CREDIT UNION OF
TEXAS

SHAKE
SHACK

WHOLE
FOODS
MARKET

blo
blow-dry-bar

PRESIDENT GEORGE BUSH TPKE

URBAN CENTER



HUDSON HOUSE

114



W ROYAL LN

6655 MacArthur





1,000KW FULL BACKUP GENERATOR
(dual fed from 2 separate substations)

COVERED PARKING

6655 MacArthur

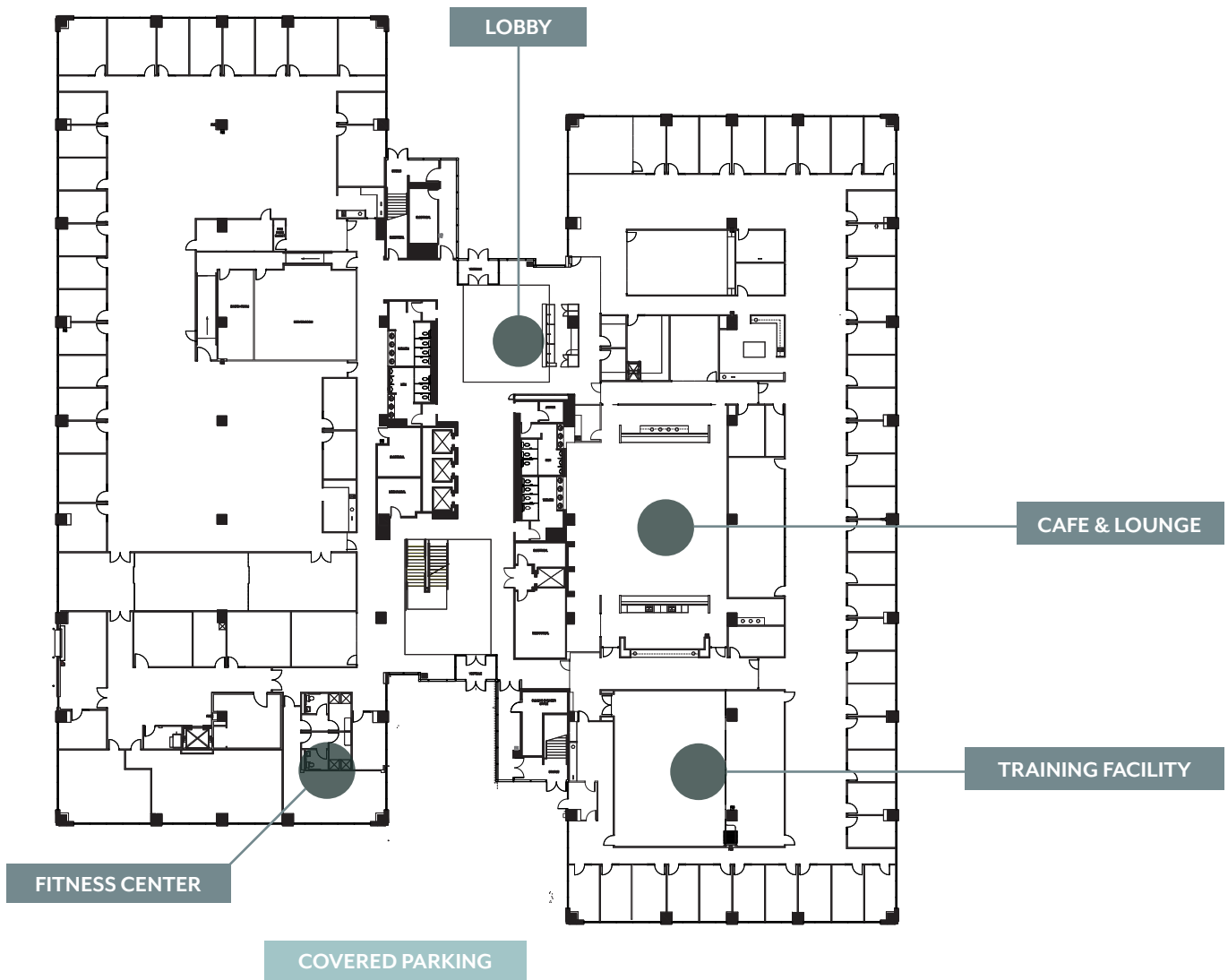
IRVING, TEXAS



Floor Plans

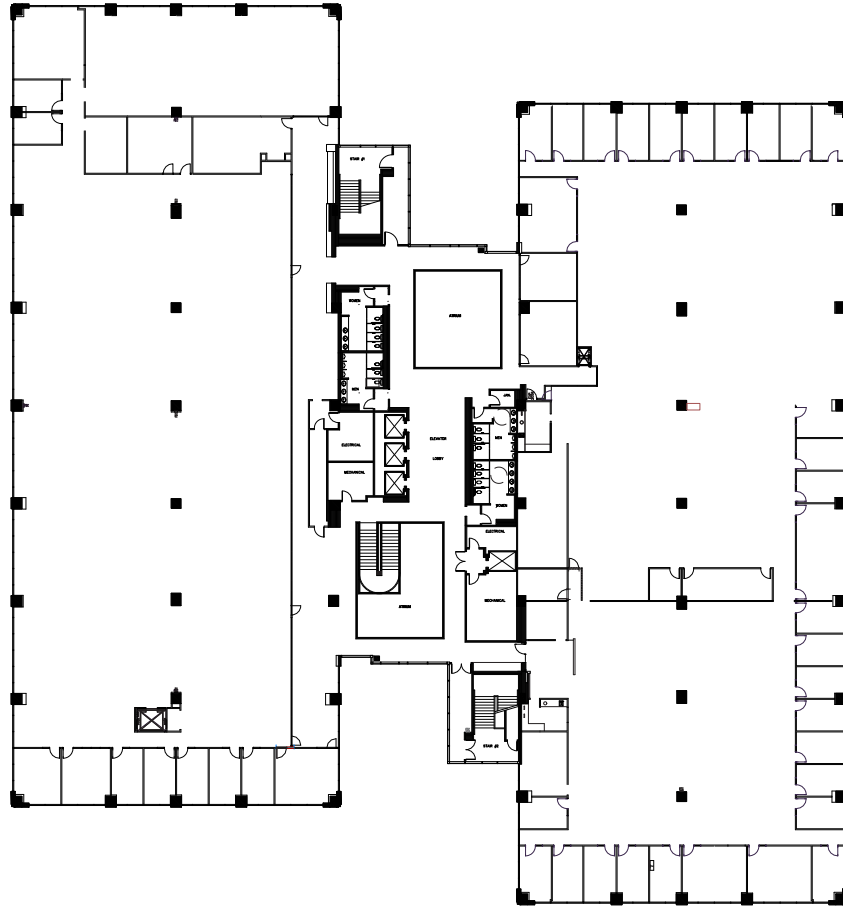
ALL FLOORS
57,363
RSF

1st Floor

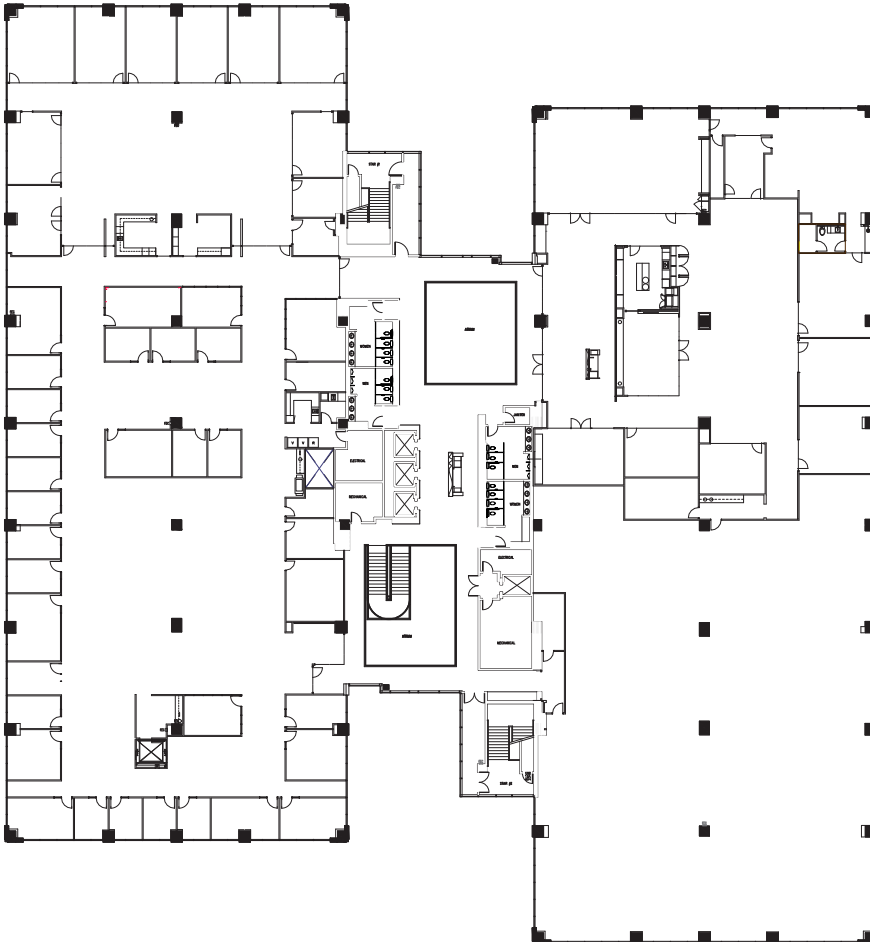




2nd Floor



3rd Floor





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For more information about leasing opportunities at
6655 MacArthur, please contact:

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